

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Council members

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Annie Feng

SUBJECT: Site Plan SP 2-3-03, Rick Case Garage, 15700 Rick Case Honda Way/generally located on the north side of Griffin Road, between Weston Road and I-75.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: SP 2-3-03, Rick Case, 15700 Rick Case Honda Way (BP, Business Park District).

REPORT IN BRIEF: The subject site is part of the "ICW South Plat" and the "Davie Center Master Plan" consisting of Martin Square Shopping Center with three out-parcels and Rick Case Honda Dealership. The overall site for the auto dealership is approximately 8.92 acres in area and contains a 60,276 square feet two-story main office and showroom building with a one-story ancillary structure. The proposed six-story garage building will be constructed on the existing vehicle storage area at the northwest side of the property. The site plan indicates the proposed garage of 351,296 square feet which includes 70,600 square feet on the ground floor and 353,000 square feet on the upper four (5) parking levels. The overall site plan for the car dealership meets the code requirements in terms of open spaces, landscaping, and parking.

The access to the site is through the existing entrances at the end of Point West Drive (Rick Case Honda Way). The existing uses require 267 spaces. The new office/display area of 7,135 square feet and 57 service bays of 32,628 square feet require 211 spaces. A total of 478 parking spaces are required for the existing and proposed uses. The plan indicates 307 spaces outside of the garage and the rest of 171 spaces inside of the garage.

PREVIOUS ACTIONS: None

CONCURRENCES: At the February 25, 2003 Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve subject to the 14 staff recommendations with the discussed changes being made to recommendation number one which requires the plat note amendment to be approved prior to the issuance of the building permit; that the stair element have the aluminum banding shown to simulate glass; and that the Washingtonian Palms be increased in height from "12 to 24 foot overall" to "20 to 30 foot overall." **(Motion carried 5-0)**

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following condition shall be met prior to final site plan approval:

1. The plat note amendment to allow construction of 423,600 square feet of automobile dealership including a garage shall be approved and recorded prior to the issuance of the building permit.
2. Sight visibility triangle (25 feet) shall be maintained at every ingress/egress to the site.
3. Provide Propose open Spaces in the Zoning Data table on Sheet A-1.1 to meet the code requirement of 10% of the gross site area.
4. Tree removal/relocation permits are required for trees to be removed or relocated.
5. Indicate the overhead power-lines on the site plan and landscape plan. The existing Live Oaks and Green Button Woods under the power lines shall be relocated and replaced by FPL approved trees. The final landscape plan shall be approved by staff prior to the final site plan approval.
6. Irrigation system shall be provided with 100% rather than 50% overlap. Please revise the Planting note 17.
7. Indicate utility and drainage easements on the site plan and landscaping plan. Vacation of easements is required for the easement within the construction area.
8. The ingress/egress to the main access at the northeast corner of the building presents a hazard with extremely sharp turns. Please revise the plan to address this comment.
9. Indicate the size of the wall sign (Honda logo). The maximum allowable size for a wall sign is 150 square feet.

Attachment(s): Planning Report, Land Use Map, Zoning and Aerial Map, Site Plan

Application: SP 2-3-03
Exhibit "A"

Revisions: 2/27/03
Original Report Date: 2/19/03

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	Rick & Rita Case	Name:	Rick Case
Address:	15700 Rick Case Honda Way	Address:	15700 Rick Case Honda Way
City:	Davie, FL 33331	City:	Davie, FL 33331
		Phone:	(954) 377-7400

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Site plan approval for the construction of a six-story parking garage.

Address/Location: 15700 Rick Case Honda Way/generally located on the north side of Griffin Road, between Weston Road and I-75.

Future Land Use Plan Designation: Commercial

Zoning: BP, Business Park District

Existing Use: Automobile dealership and parking lot

Proposed Use: Parking Garage

Parcel Size: 8.92 acres

Surrounding Uses:

North: Lake and vacant parcel
South: Lake, vacant land and FPL substation
East: Vacant land and I-75
West: Shopping Center

Surrounding Land
Use Plan Designation:

Commercial
Commercial
Transportation
Commercial

Surrounding Zoning:

North: BP, Business Park District

South: BP, Business Park District
East: T, Transportation District
West: BP, Business Park District

ZONING HISTORY

Related Zoning History:

This parcel is subject to a 1995 Settlement Agreement commonly referred to as the “Pasadena Imagination Farms” and “ICW” Agreement.

Previous Requests on same property:

The “ICW South Plat” was recorded by Broward County on October 30, 1997, Plat Book 163, Page 45 of the Broward County records.

On October 4, 2000, Town Council approved plat amendment DG 8-2-00 amending the plat note, which is restricted to 152,338 square feet commercial use and a 125 room hotel, to provide for a 57,338 square foot decrease of commercial use and to also provide for 60,000 square feet of auto dealership for lands within the “ICW South Plat”. Although the County Commission approved the request, the applicant never recorded a document amending the note on the Plat. Therefore, the request expired without the inclusion of the automobile dealership use on the note on the Plat. A delegation request to include the existing auto dealership and the proposed garage of total 411,572 square feet in area on the Plat is required prior to the final site plan approval.

On November 2, 2000, Town Council approved a special permit allowing the filling of a lake with material obtained from off-premises in excess of 3,000 cubic yards.

On November 15, 2000, Town Council approved Ordinance No. 2000-37 which allowed the vacation of portions of road right-of-way, utility easements together with lake bank and lake maintenance easements.

On January 3, 2001, Town Council approved Ordinance No. 2001-8 which rezoned the subject site from BP, Business Park District to BP, Business Park District amending the approved conceptual master plan.

On May 2, 2001, Town Council approved a variance (V 2-1-01) to reduce the width of four landscape medians for double parking from 10 to 0 feet, and to reduce the width of one terminal island from 10 to 6.92 feet.

On December 19, 2001, the Town Council approved a variance (V9-2-01) to exceed the allowable sign height from 15 feet to 65 feet and to exceed the allowable sign area from 160 square feet to 196 square feet, and to increase allowable wall sign area from 150 square feet to 648 square feet in area for a single occupant building.

On January 2, 2002, a certificate of occupancy was issued for the auto dealership.

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site is part of the "ICW South Plat" and the "Davie Center Master Plan" consisting of Martin Square Shopping Center with three out-parcels and Rick Case Honda Dealership. The overall site for the auto dealership is approximately 8.92 acres in area and contains a 60,276 square feet two-story main office and showroom building with a one-story ancillary structure. The proposed six-story garage building will be constructed on the existing vehicle storage area at the northwest side of the property. The site plan indicates the proposed garage of 351,296 square feet which includes 70,600 square feet on the ground floor and 280,696 square feet on the upper four (4) parking levels. If the rooftop will be used as parking, as indicated on Sheet A-2.2, the square footage needs to be added to the total square footage.
2. *Open Space:* The "David Center Master Plan" provides for 20% open space which is owned and maintained as common open space by a master association, while each individual parcel is required to provide 10% open space to complete the 30% overall open space required by code. The overall site for the auto dealership plan indicates that 94,256 square feet (2.16 acres) of open spaces is provided while 38,900 square feet (.892 acre) is required.

The overall site plan for the auto dealership provides 264,490 square feet (6.07 acres) devoted to vehicular use areas. The landscape code requires that 15% of vehicular use area must be provided in interior parking lot landscaping (39,674 square feet). The plan indicates 39,704 square feet provided for interior landscaping areas. Staff will ask the architect to provide verification for this number.

3. *Building:* The proposed six-story garage is a pre-cast concrete structure with multiple horizontal levels. The design of the elevations breaks into four sections by using different materials and decorating details on the same levels of the different sections. The repeat of the same design of every other section creates an architectural rhythm and breaks the long horizontal lines. Above the front entrance, at the northeast corner of the building, a two-story blue column with a raised white Honda logo creates focal point and makes the front entrance predominate. The two vertical towers contrast the horizontal lines in terms of material, mass, and scale. The base building color is soft white stucco accented by royal blue bands and warm grey parapets. The color scheme is consistent with the existing office/showroom building on the site.
4. *Access and Parking:* The access to the site is through the existing entrances at the end of Point West Drive (Rick Case Honda Way). The existing uses require 267 spaces. The new office/display area of 7,135 square feet and 57 service bays of 32,628 square feet

require 211 spaces. A total of 478 parking spaces are required for the existing and proposed uses. The plan indicates 307 spaces outside of the garage and 90 spaces on the ground floor for a total of 397 spaces, which does not meet the code requirements. The plan also indicates that the 1,674 spaces within the garage will be used as storage. The applicant needs to provide an additional 81 spaces to meet the code requirements.

The accesses to the garage are located at the north and east sides of the building. There are five (5) customer parking spaces proposed at the northeast corner of the building, which will back out on the main access road. The code prohibits any parking spaces to back out on to main access lanes. These parking spaces should be eliminated due to safety concerns and replaced with landscaping. The ingress/egress to the main access at the northeast corner of the building presents a hazard with extremely sharp turns. The parking spaces at the north side of the garage will be conflict with the traffic in/out of the garage. As such, staff recommends revising this area to eliminate the traffic conflicts.

5. *Lighting:* New lighting is proposed to meet the code requirements.
6. *Landscaping:* The existing perimeter buffers consist of Live Oaks, Green Buttonwoods, Royal Palms, under storied by Tree Ligustrums and Wax Myrtles, together with Coco Plum hedges and grouping of Crinum Lilies. Total of 28 trees will be relocated on site and two (2) trees will be removed. The survey indicates overhead power-lines along the south property line. Green Button Woods shall not be relocated in that area. The existing Live Oaks and Green Button Woods under the power lines shall be relocated and replaced by FPL approved trees. Multi-layer landscaping materials, consisting of Satin leaf, Pink Tabebuia, Palms, Coco Plum and other bushes and ground covers are provided along the north and east side of the garage to enhance the building appearances.

SIGNIFICANT DEVELOPMENT REVIEW AGENCY COMMENTS

Broward County:

1. The request to amend a note on the "ICW South Plat" to add 67, 400 square feet of auto use expired without the inclusion of the automobile dealership use on the note of the Plat.
2. The automobile dealership does not satisfy the regional road network concurrency requirement of Section 5-182(a)(4)(a) of the Broward County Land Development Code.

Broward County requests that the Town not issue any more building permits or certificates of occupancy within the Plat until the concurrency issue is resolved and an agreement amending the note on the Plat is recorded.

Engineering Division:

1. Traffic flow in the northeast corner of the proposed facility, at the access/egress appears to present a hazard with extremely sharp turns going into and out of the new facility.

Similarly there appears to be a potential blind spot in the northbound lane of existing drive at the northeast corner of the new facility. Provide some clarification or improvement of proposed traffic flow in this area.

Fire Prevention Bureau:

1. Turning radius around perimeter is not adequate. It shall be 50 feet radius.
2. Additional fire hydrants are required.

APPLICABLE CODES AND ORDINANCES

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

COMPREHENSIVE PLAN CONSIDERATIONS

Planning Area: The subject site is located in Planning Area 1. This Planning Area constitutes the southwestern most portion of the Town, encompassing all of the land south of Griffin Road and west of southwest 148 Avenue. The Ivanhoe development constitutes most of this planning area, which is essentially programmed for low density (3 dwellings per acre) residential development. There are parcels designated for commercial use located in the southern and northern ends of the Ivanhoe development at the intersection of I-75 with Sheridan and Griffin Roads, and Orange Drive.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

STAFF ANALYSIS/FINDING OF FACT

The nature of use is consistent with the general purpose and intent of the BP zoning district regulations and Town of Davie Comprehensive plan.

STAFF RECOMMENDATION

The following conditions shall be revised prior to final site plan approval:

10. The plat note amendment to allow construction of 411,572 square feet of automobile dealership including a garage shall be approved and recorded prior to the final site plan approval.
11. Approval from Waste Management, Building Department, and Florida Power and Light shall be obtained prior to the final site plan approval.

12. The site plan (A-1.1) indicates the proposed garage of 351,296 square feet including 70,600 square feet ground floor and 280,696 square feet upper four (4) parking levels. If the rooftop will be used as parking, as indicated on Sheet A-2.2, the square footage shall be added to the total square footage. The architect shall verify this number and revise the plan accordingly.
13. Sight visibility triangle (25 feet) shall be maintained at every ingress/egress to the site.
14. The Zoning Data table on Sheet A-1.1 shall be revised to reflect correct required and provided setback, open space, and parking information.
 - Total Gross Site Area shall be 388,991 square feet (8.93 acres) rather than 368,996 square feet.
 - Setbacks for the building shall be ten (10) feet required from the property lines rather than 15 feet and five (5) feet.
 - Revise “Minimum Landscape Surface Area” and “Proposed Landscape Surface” to “Minimum open spaces required” and “Open spaces provided”.
 - Minimum open spaces required shall be 10% of the gross site area, which is 38,899 square feet (.89 acre). Revise the plan.
 - Minimum required landscaping area within the vehicular use area shall be 15% rather than 10% on the plan.
 - Correct the provided parking spaces. Label the parking spaces appropriately on the plan to meet the code requirements.
15. No parking shall be permitted to back out on the main access lanes. Eliminate the five (5) customer parking spaces at the northeast corner of the building and replace with landscaping.
16. Tree removal/relocation permits are required for trees to be removed or relocated.
17. Indicate the overhead power-lines on the site plan and landscape plan. Trees near power-lines must be planted in accordance with Florida Power and Light’s “Right Tree, Right Place” guidelines. The relocated Green Button Woods shall not be located under the power lines. In addition, the existing Live Oaks and Green Button Woods under the power lines shall be relocated and replaced by FPL approved trees.
18. Irrigation system shall be provided with 100% rather than 50% overlap. Please revise the Planting note 17.
19. Indicate utility and drainage easements on the site plan and landscaping plan.
20. Indicate the building setbacks from the interior road (Pointe West Road). The setback required for the building is 40 feet.
21. Indicate the setbacks for parking spaces at the North side of the garage from the interior road (20 feet is required).

22. The ingress/egress to the main access at the northeast corner of the building presents a hazard with extremely sharp turns. The parking spaces at the north side of the garage will be conflict with the traffic in/out of the garage. Reconfigure the parking spaces at the north and east side of the garage to improve the traffic flow.
23. Indicate the size of the wall sign (Honda logo). The maximum allowable size for a wall sign is 150 square feet.

(The applicant has revised the site plan to address the above comments 2, 3, 5, 6, 11, 12, & 13).

SITE PLAN COMMITTEE RECOMMENDATION

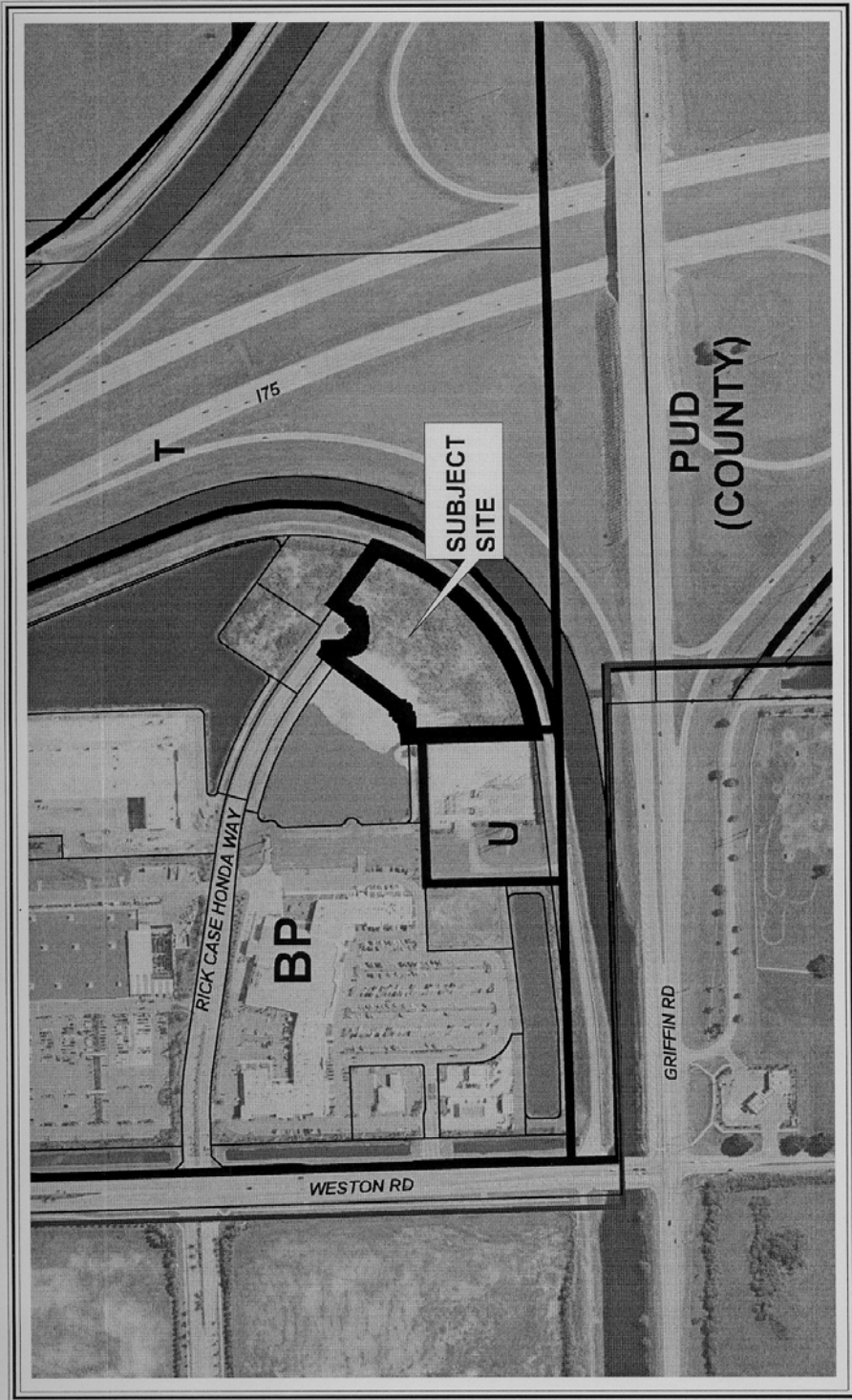
At the February 25, 2003 Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve subject to the 14 staff recommendations with the discussed changes being made to recommendation number one which requires the plat note amendment to be approved prior to the issuance of the building permit; that the stair element have the aluminum banding shown to simulate glass; and that the Washingtonian Palms be increased in height from "12 to 24 foot overall" to "20 to 30 foot overall." **(Motion carried 5-0)**

EXHIBITS

Site Plan, Future Land Use Map, Zoning and Aerial Map.

Prepared by: _____

Reviewed by: _____



Date Flown:
12/31/00

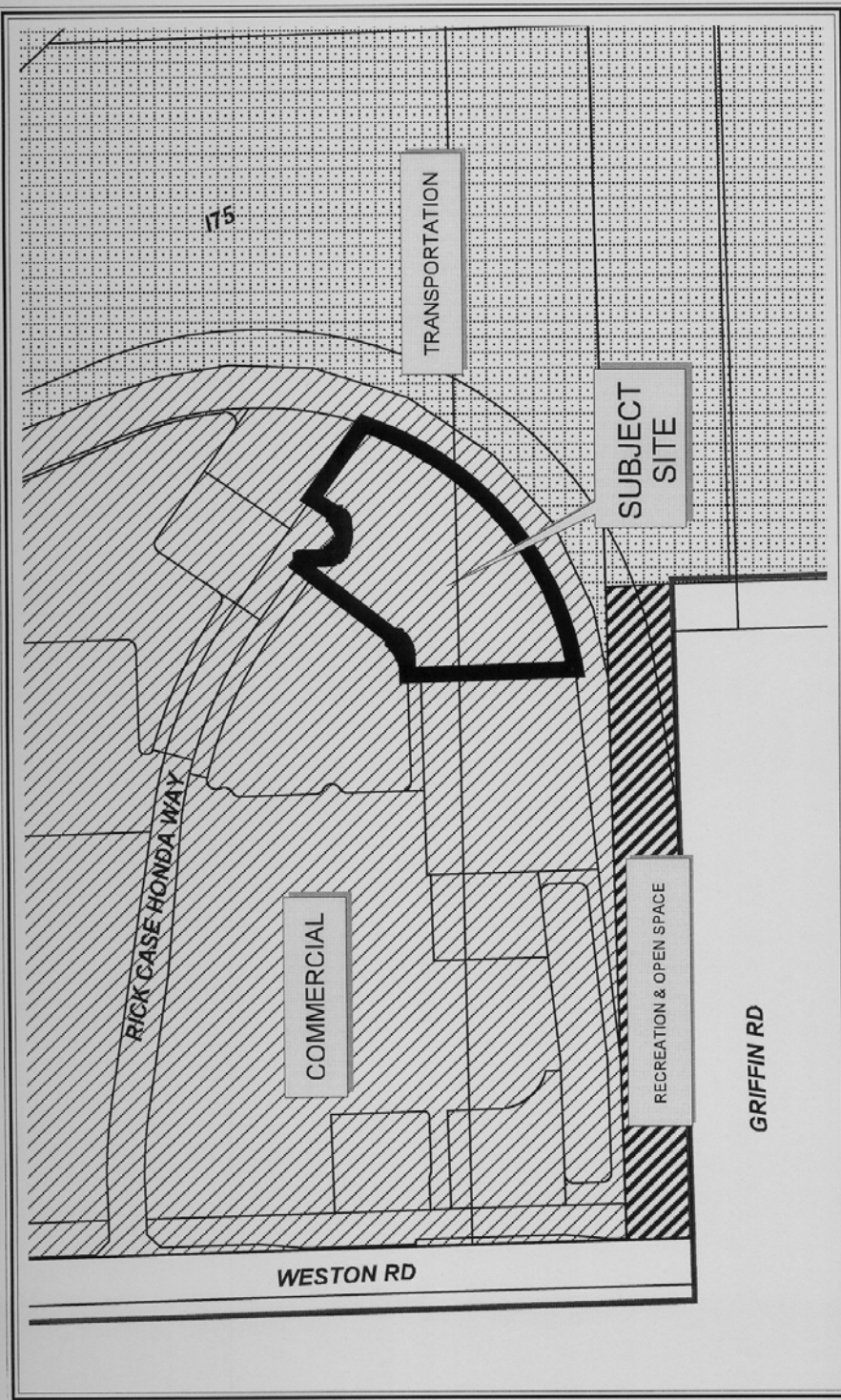


Planning & Zoning Division - GIS




SITE PLAN **SP 2-3-03** **Zoning and Aerial Map**

Date Prepared: 2/18/03
Prepared By: ILD



SITE PLAN
SP 2-3-03
Future Land Use Map

Date Prepared: 2/19/03
Prepared By: LD



N



300 0 300 600 Feet

Planning & Zoning Division - GIS